

EXAMPLES OF TND AND MXD

Traditional Neighborhood Development ("TND")



Courtesy of: Ronin Northwest

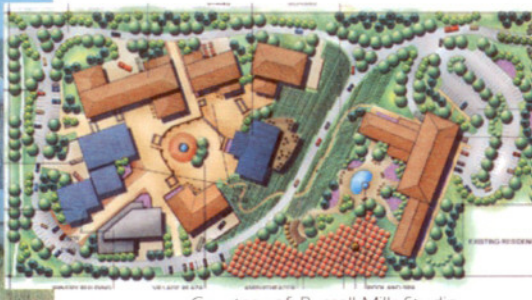


Courtesy of: Duany, Plater, Zybrenk & Company

Mixed Use Development ("MXD")



Courtesy of: Smart Growth Vermont



Courtesy of: Russell Mills Studio



BRIEF OVERVIEW

RURAL DEVELOPMENT (RD) ZONING

City South Management Authority (CSMA) has adopted unique zoning districts or "flexible districts" to encourage growth in the most efficient manner while maintaining the needs and goals of the community.

Rural Development (RD) district zoning encourages the development of a land use pattern that reflects rural living characteristics by encouraging low density, single family residential land use patterns with limited commercial uses placed in a manner that conserves open land.

The low density living allows for residents and families to take advantage of rural life minutes away from the city. The open space ensures that residents will still enjoy their desired quality of life outside of the urban core.



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This document is provided as a courtesy and shall not constitute zoning regulations or permitted uses. Permitted uses should be verified within Sections 35-310 and 35-311 of the Unified Development Code.

RD

Rural Development

OVERVIEW

Rural Development is for developers who wish to serve the public in rural areas in a variety of ways. In the denser regions of UD, the wide sidewalks and tight streets create a welcoming community environment for both residents and commercial entities. There are a wide range of possibilities within this zoning district. Uses allowed in this district include: office, retail, civic buildings and a wide range of residential living options.

Optional development patterns, including **mixed-use developments (MXD)** and **traditional neighborhood design (TND)**, outline basic requirements to ensure successful development in the area. With the mixed-use development style, a diverse range of businesses and residents can work closely to ensure stability in the area. The traditional neighborhood design guides development into combinations of commercial centers, single and multiple family neighborhoods and park space to ensure walkable, healthy and aesthetically pleasing communities.



OPTIONAL LAND USE PATTERNS

Flexible Development Plan ("FDP") –

Permitted within "RD" zoning if parcels are greater than 20 acres in size and one of the following two use patterns is chosen:

Traditional Neighborhood Development ("TND")

Requires a combination of commercial centers, single and multi family neighborhoods, and Park space as outlined in UDC Section 35-207. If a "TND" pattern is chosen within "RD" zoning, residential and commercial uses are permitted as long as they are in compliance with TND standards.

Mixed Use Development ("MXD")

This pattern requires a mixture of commercial retail, commercial service, office, and residential uses within a 1/4 mile radius, as outlined in UDC Section 35-341(b). If a "MXD" pattern is chosen within "RD" zoning, single family residential is allowed at 2 units per acre, and multi family residential development is allowed at 25 units per acre on 25 percent of the total acreage. Commercial buildings with footprints greater than 90,000 are also permitted along major intersections.

BASICS

1. Allowed one dwelling unit per acre.
2. Multi-family uses are not permitted.
3. Some commercial uses are permitted, as outlined below:
 - Commercial building footprint of 90,000 s.f. or greater** – This development pattern is permitted where the property is located fronting on and within 550 feet of the intersection of two major thoroughfares.
 - Commercial building footprint less than 90,000 s.f.** – This development pattern is permitted on property which is located along and within 850 feet of the intersection of two major thoroughfares.
 - Commercial building footprint of 6,000 s.f. or less** – This development pattern is permitted on property which is along and within 200 feet of the intersection of two collector streets or avenues. In addition, the depth of the building footprint should be a maximum of 150 feet, and there are no drive-through uses allowed.



COMMUNITY GOALS

- Rural Development “RD” zoning encourages the development of a land use pattern that reflects rural living characteristics. This is accomplished by encouraging low density, single-family residential use patterns. In addition, commercial uses are permitted within the district, in a manner which conserves open land. The “RD” District serves as a buffer between more urbanized, denser development, and more rural, agricultural and open space areas. The designation of the areas within City South as “RD” Rural Development zoning districts follows goals of the City South Community Plan. This plan was developed by a community planning process in which the following goals were outlined:
- Encourage more intense development in and near neighborhood centers with less intensive development between neighborhood centers, and implement these changes through zoning..
- Provide for large lot development and cluster housing in rural areas.
- Preserve rural communities.

Within the City South Planning Area, several existing rural communities exist, including Cassin, Southton, Buena Vista, and Earle. Within communities such as these zoned “RD”, the residential development patterns are varied. The area is characterized by clusters of manufactured housing, small “ranchette” subdivisions, suburban subdivisions, and homes situated on farms and ranches.

DEVELOPER BENEFITS

Many studies have determined the specific benefits of Smart Growth Communities, like City South. Benefits to the developer and residents include:

- Lower cost of utilities due to compact nature of the design
- Stability ensured by the mix of incomes, housings styles and town centers in close proximity

Source: Association for the New Urbanism in Pennsylvania



RD

Rural Development

EXAMPLES OF PERMITTED USES

Permitted Uses – single family dwellings, accessory dwellings, bed and breakfasts, manufactured houses, dance halls, animal clinics, carwashes, offices, restaurants, gas stations, indoor theatres, small animal clinics, recreational facilities, apparel retail stores, art galleries, bakeries, bookstores, drugstores, music stores, shoe retail

Uses allowed with a Specific Use Permit (requires a zoning change) – assisted living centers, day care centers, auto repair shops, bar/taverns

Uses Not Permitted – townhouses, multi-family residential, equestrian centers, cemeteries, stockyards, hotels, manufactured home storage lots

